# SUBLEASE

#### 21, 11651 40 STREET SE SOUTHBEND BUSINESS PARK



#### 3,050 SQ FT AVAILABLE

#### Highlights...

- ✓ Great location just off Barlow Trail minutes from Deerfoot Trail
- ✓ Rare find, 50 % newer well appointed office component
- ✓ Attractive building constructed in 2015
- ✓ large rear yard with drive in loading and 2nd row parking.
- ✓ Sub Lease term expires June 30, 2020

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### SUB LEASE SOUTHBEND BUSINESS PARK

**ADDRESS:** 21, 11651–40 Street SE, Calgary, T2Z 4M8

**ZONING:** DC 54Z98 (PRE IP2007)

YEAR BUILT: 2015

SIZE:: 3,350 sq ft rentable

**DESCRIPTION:** 50 % office, Large reception and board room, with 2 private offices, kitchen, male

& female washrooms, balance of space open warehouse

CEILING HEIGHT: Office 10', warehouse 20'

ELECTRICAL: 225 Amp/240 Volt/3 phase

NET RENT: \$12.50 per sq ft per annum

OPERATING COSTS: (2018) \$5.08 per sq ft per annum

UTILITIES: Extra, payable by Tenant

MECHANICAL: HVAC, gas suspended unit in warehouse, male and female washrooms

**COMMENTS:** Rare find, well appointed high office component unit within this newer well located building, excellent rear yard loading and parking available for quick occupancy.

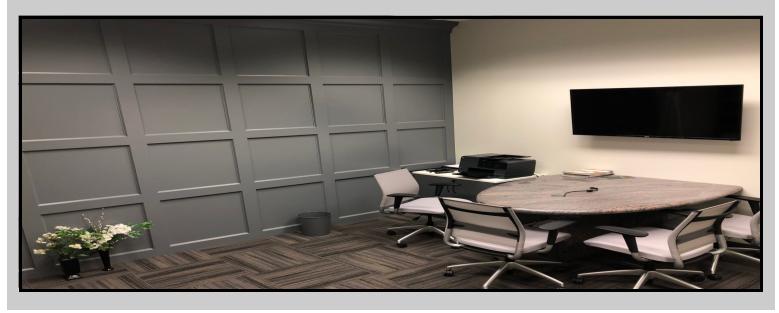


NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is s ubject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

# FOR SUB LEASE



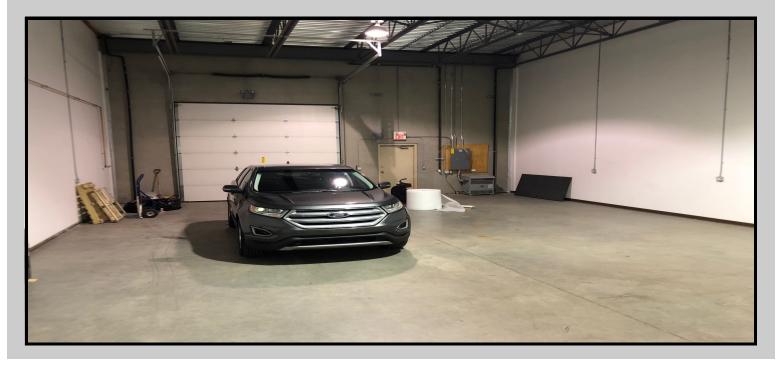




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